



BOARD OF ZONING APPEALS

MINUTES

September 21, 2021 Meeting

The City of Knoxville **Board of Zoning Appeals** considered the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their September 21, 2021 meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, TN, and via the Zoom online meeting format.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

An audio recording of the full BZA meeting can be accessed via the below link:

[Knoxvilletn.gov/BZA Audio Minutes](https://www.knoxvilletn.gov/BZA-Audio-Minutes)

CALL TO ORDER

Chairman Daniel Odle called the meeting to order at 4:06 p.m.

ROLL CALL

Board members present were Daniel Odle, Grant Rosenberg, Christina Boulter, and Eboni James.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Scott Elder; Zoning Chief; Christina Magrans-Tillery, City Attorney; Joshua Frerichs, Stormwater Engineering; Amy Brooks, Knoxville-Knox County Planning Executive Director; Jennie Forte, Principal Secretary; and Cheri Burke, Board Secretary.

MINUTES

Board member Eboni James made a motion to approve the Minutes from the August 17, 2021 meeting. It was seconded by board member Christina Boulter. The Board voted 4-0 to **APPROVE**.

NEW BUSINESS

File: 9-A-21-VA

Applicant: Jeremy Mathes

Address: 3903 Whedbee Dr.

Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 093EB01501

3rd Council District

Variance Request:

Reduce the minimum required interior side yard setback from 8 feet to 4 feet. (Article 4, Section 4.3 Table 4-1.)

Per plan submitted to construct an addition on an existing residence in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

No one was present to speak to the application.

Chairman Daniel Odle made a motion to postpone the application to the end of the agenda. It was seconded by Vice-Chairman Grant Rosenberg. The Board voted 4-0 to **POSTPONE**.

Chairman Daniel Odle made a motion to postpone the application to the October 19, 2021 meeting. It was seconded by Vice-Chairman Grant Rosenberg. The Board voted 4-0 to **POSTPONE**.

File: 9-B-21-VA

Applicant: Ashli Smith

Address: 4410 Western Ave.

Zoning: C-H-1 (Highway Commercial) Zoning District

Parcel ID: 093FB00902

3rd Council District

Variance Request:

Increase the maximum permitted height of a detached sign in a C-H-1 zoning district from 20 feet to 25 feet per (Article 13, Section 13.9.F.3. Table 13-2)

Per plan submitted to construct a new ground sign in the C-H-1 (Highway Commercial) Zoning District.

Applicant Ashli Smith was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to postpone the application to the October 19, 2021 meeting. It was seconded by board member Christina Bouler. The Board voted 4-0 to **POSTPONE.**

File: 9-C-21-VA
Applicant: Taylor D. Forrester o/b/o Dogtopia
Address: 5213 Homberg Drive
Zoning: C-G-3 (General Commercial) Zoning District

Parcel ID: 107NJ011
2nd Council District

Variance Request:

Appeal of the Zoning Administrator's interpretation that the proposed use constitutes the definition of a "kennel" as prescribed in the zoning ordinance. (Article 14, Section 14.4).

Per plan to establish a new business in the C-G-3 (General Commercial) Zoning District.

Applicant Taylor Forrester and Jeremiah Webb were present to speak to the application.

Chairman Daniel Odle made a motion to deny with an amendment to ask Knoxville-Knox County Planning Commission or City Council to evaluate and make a distinction between indoor and outdoors. It was seconded by Vice-Chairman Grant Rosenberg. The Board voted 4-0 to **DENY**.

File: 9-D-21-VA

Applicant: Matthew Jordan

Address: 945 Dameron Avenue

Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 094CL018

6th Council District

Variance Request:

Increase the maximum impervious area for a lot in the RN-2 district from 40% to 54%. (Article 4.3, Table 4-1.)

Per plan submitted to construct a supportive housing duplex in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Rusty Baksa spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by Chairman Daniel Odle. The Board voted 4-0 to **APPROVE**.

File: 9-E-21-VA

Parcel ID: 107LC020

Applicant: TF Building Solutions/Thomas Frazer

2nd Council District

Address: 3841 Woodhill Pl

Zoning: RN-1/HP (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Increase the maximum distance an enclosed porch may encroach into a front setback from 5 feet to 7 feet. (Article 10, Section 10.4, Table 10.1.)

Per plan submitted to replace front porch and add a circle driveway in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

No one was present to speak to the application.

Chairman Daniel Odle made a motion to postpone the application to the October 19, 2021 meeting. It was seconded by Vice Chairman Grant Rosenberg. The Board voted 4-0 to **POSTPONE.**

OTHER BUSINESS

The next BZA meeting is October 19, 2021.

ADJOURNMENT

The meeting adjourned at 5:04 p.m.